

County of Loudoun
Department of Planning
MEMORANDUM

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LOUDOUN COUNTY
DEPARTMENT OF PLANNING

DATE: March 11, 2010

TO: Marchant Schneider, Project Manager
Land Use Review

FROM: Cynthia L. Keegan, AICP, Program Manager
Community Planning



SUBJECT: SPEX 2007-0021, Route 50 Medical Campus, 2nd Referral

BACKGROUND

Highway 50 Real Estate, LLC, has submitted a Special Exception application to permit general hospital and associated outpatient medical care facilities on approximately 24 acres. The property is subject to ZMAP 2006-0007, Glascock Field at Stone Ridge, which was approved on December 4, 2007 and rezoned approximately 98 acres from PD-GI (Planned Development-General Industrial) and CLI (Commercial Light Industrial) to PD-OP (Planned Development Office Park) and R-16 (Residential). A special exception for a hospice and heliport use was approved in conjunction with the ZMAP application (SPEX 2007-0037).

On September 18, 2009, the State Health Commissioner awarded Northern Virginia Community Hospital an extension of a Certificate of Public Need (COPN) for the proposed hospital use.

This is the second submission of the Special Exception application. The applicant has responded to first submission comments by providing a revised statement of justification, response letter and a revised Special Exception Plat dated January 8, 2010. The revised application increases the hospital and associated outpatient facilities from 247,000 square feet to 461,967 square feet, locates the buildings closer to Route 50, reorients the hospital campus entrance west toward Stone Springs Boulevard, and identifies areas for structured parking and future expansion of the hospital use. The enlarged hospital facility will permit up to 164 beds, an increase of 56 beds.

The remaining outstanding issues are described below. This referral is intended to be supplementary to Community Planning's October 22, 2007 referral.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The subject property is guided by the land use policies of the Revised General Plan and the Dulles South Area Management Plan (DSAMP). Being the newer of the two plans, the Revised General Plan supersedes the DSAMP when there is a policy conflict between the two (Revised General Plan, text, page 1-3).

The property is located within the Dulles Community of the Suburban Policy Area, and is suitable for Business uses (Revised General Plan, CPAM 2005-0007, 10/117/2006). The policies of the Loudoun County Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan) and the Revised Countywide Transportation Plan (CTP) also apply.

OUTSTANDING ISSUES

Existing Conditions

Noise Associated with Ldn 60

Due to its proposed location within the Ldn 60 noise contour associated with Dulles International Airport, staff previously recommended acoustical treatment for the hospital use to ensure that interior noise levels do not exceed a sound level above 45 dBA as prescribed by Revised General Plan policies. The applicant responded that they will agree to a condition of approval to provide acoustical treatment to achieve an interior noise level of 55 dBA.

Staff continues to recommend the applicant commit to the policy standard and notes a commitment to 45 dBA was agreed upon as a condition of approval for the hospice special exception application west of Stone Springs Boulevard and within the approved Glascock Field at Stone Ridge development.

SITE DESIGN

Staff previously requested a more detailed description of the proposed building design, loading areas, lighting, signage, and usable outdoor spaces and supported the incorporation of the Route 50 Corridor Design Guidelines into the ZMAP 2006-0007 Proffer Statement to ensure compliance with Revised General Plan policies. The applicant's revised materials include an illustrative building rendering and Special Exception Plat identifying loading areas, phased structured parking, and usable outdoor space. The approved ZMAP 2006-0007 Concept Development Plan and Proffer Statement includes commitments to several elements of the Route 50 Corridor Design Guidelines to include consistent building and site design.

Staff recommends a condition of approval regarding a commitment to uniform four-sided architecture for the hospital and outpatient facilities as well as a commitment to similar architecture for the future structured parking.

Pedestrian and Bicycle Circulation

Staff previously recommended that bicycle and pedestrian access both to the site and internal to the site be identified on the Special Exception Plat. Staff also recommended bicycle racks in support of non-vehicular modes of transportation to the site as well as associated shower and changing room facilities. The approved ZMAP 2006-0007

Concept Development Plan and Proffer Statement includes commitments to bicycle and pedestrian access to the site. The applicant has responded that bicycle racks will be provided on site and that locker rooms with shower facilities will be available to hospital employees.

Staff recommends a condition of approval indicating the commitment to providing the proposed bicycle and pedestrian facilities.

RECOMMENDATION

The proposed hospital use and associated outpatient medical facilities are in general conformance with the land use policies of the Revised General Plan which identifies this area as appropriate for the development of hospital and business uses. Staff recommends approval of the application with the conditions related to noise abatement, site design and pedestrian and bicycle facilities as noted above.

cc: Julie Pastor, AICP, Planning Director